The Petitioner herein requests a nonconforming use of two residential trailers and a kennel on the subject property in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 305 Avondale Road, consists of 0.27 acres zoned R.C. 20 and is improved with two residential trailers and a single family dwelling. Said property is located within the Chesapeake Bay Critical Areas near Peach Orchard Cove. As a result of a complaint filed with the Zoning Office, Petitioner is desirous of establishing a nonconforming use of the two residential trailers and a kennel on her property. Testimony indicated that the trailers are used by her visiting mother and aunt who, while they do not live on the property, come and stay for long periods of time. Mrs. Gillis testified that the larger of the two trailers was moved to the property in the early 1960s with the smaller one sometime later. Mrs. Gillis' testimony was unclear as to the exact dates the trailers were moved to the site.

As to the kennel use of the property, Mrs. Gillis testified that she currently has 7 dogs which she keeps as pets on the subject property. She restified that she does not breed, board or groom dogs on her property, witer, in accordance with Baltimore County Zoning Regulations (B.C.Z.R.)

shall not replace any of the dogs in the event of

Petitioner shall contact the Zoning Enforcement

Division of this Office to arrange for a mutually convenient date and time for an inspection of the

property to determine the types of dogs now residing on the property prior to March 1, 1991. Failure to

comply with this restriction will result in Petition-

4) Compliance with the Zoning Plans Advisory Commit-

tee comments submitted, including, but not limited to, the Department of Permits and Licenses comments dated

September 20, 1990, attached hereto and made a part

5) Upon request and reasonable notice, Petitioners

shall permit a representative of the Zoning Enforce-

ment Division to make an inspection of the subject

completely with all requirements and recommendations of the Department of

Environmental Protection and Resource Management, as set forth in their

approve the nonconforming use of the small, 10' x 32' trailer, be and is

comments dated December 5, 1990, attached hereto and made a part hereof.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and

IT IS FURTHER ORDERED that the Petition for Special Hearing to

IT IS FURTHER ORDERED that the 10° x 32° trailer shall be removed

- 5-

Zoning Commissioner

for Baltimore County

property to insure compliance with this Order.

from the subject property on or before July 1, 1991.

er's loss of the use permit granted herein.

their demise over the 3 permitted.

indicated that Mrs. Gillis requested the nonconforming use for a kennel in order to keep the 7 dogs she currently owns. After due consideration of the testimony and evidence presented,

would constitute a kennel use when there are more than 3 dogs. Testimony

it appears that a modification of the relief requested in the special hearing should be granted. The Petitioner was unable to establish that the small trailer was moved to the site prior to the enactment of Section 415.1 of the B.C.Z.R. in 1964 which permitted such use on R.C. 20 zoned land. As such, only the large, 14' x 60' trailer will be permitted to remain on the property. With regard to the relief requested for a kennel, the Petitioner could not present any evidence to support that the 7 dogs existed on the property prior to the 1967 legislation for a kennel. However, the testimony was clear that Petitioner has no intention of breeding or boarding dogs on the subject property, or establishing a commercial grooming service on the site and that she only wishes to keep the dogs until they die of natural causes. Pursuant to Section 500.4 of the B.C.Z.R., it appears that a use permit for the 7 dogs currently residing on the property should be granted, subject to restrictions as more fully described below.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested, as hereinafter modified, sufficiently complies with the requirements of Sections 307.1, 307.2, and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the relief requested, as modified, would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the modified relief would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested, as modified, will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The modified relief is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

> 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

January 14, 1991

Mrs. Martha A. Gillis 305 Avondale Road Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING NW/S Avondale Road, 400' NE of the c/l of Rayme Avenue (305 Avondale Road) 12th Election District - 7th Councilmanic District Martha A. Gillis - Petitioner Case No. 91-174-SPH

Dear Mrs. Gillis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing, as modified, has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> ROBERT HAINES Zoning Commissioner for Baltimore County

cc: People's Counsel

Chesapeake Bay Critical Areas Commission Tawes State Office Building, D-4, Annapolis, Md. 21404 PRITICAL AREA #104

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description 500.7 of the Baltimore County Zoning Regulations, to determine when

Special Hearing under Section 500.7 of the Bathinore County Zoning Regulations, to the Zoning Commissioner and/or Deputy Zoning Commissioner should approve
the nonconforming use of 2 residential
trailers and a Kennel

Property is to be posted and advertised as pres		MAP SEGE
I, or we, agree to pay expenses of the above Specia ing of this Petition, and further agree to and are to be tions of Baltimore County adopted pursuant to the Zon		upon fil- G-Z l restric- 12
HARdship AND PRACTIAL Difficulty LEHER AHACHED.	I/We do solemnly declare an under the penalties of perjury, to are the legal owner(s) of the	d affirm, 12-3-71 han 17We property 4F
	which is the subject of this Petition	n. 1000

	which is the subject of this Petition.	1
	1000	•
ontract Purchaser:	Legal Owner(s)	
(Type or Print Name)	(Type or Print Name) Mw. Martha Cyle Lilles Signature	
Signature	Mes. MARTHA AZALEE Gills	
Address	Mrs. Martha Gale Gills	
City and State	Signature	
Attorney for Petitioner:	. 305 Adondale Rd 282-0095	- *
(Type or Print Name)	305 Adondale Rd 282-0095 Address Phone No. Baltmore, Md 21222	به به
Signature	City and State	•
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.:	Address Phone No.	
	. ?	

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day ____, 19_90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27 day of Dec, 1990, at 10:30 o'clock

J. Robert Haines

acail anytime t. time . 45 min to 1 hr

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the modified relief would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this May of January, 1991 that the Petition for Special Hearing to approve the nonconforming use of the large 14' x 60' trailer on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a use permit for the 7 dogs currently residing on the property be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief

> 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> 2) The use permit granted herein is limited to the 7 dogs currently existing on the property. Petitioner

> > CRITICAL AREA

91-174-SPH

1. TRailERS on RESIDENTIAL PROPERTY has bEEN on Property before Zoning and To my Knowledge
They Existed as Non Conform USE. I have A list Which nomes of People IN AREA GREE. TRAILER PROVIDE home for my TTyx old Mother And Some Time her 84 yr old Sister.

2. What They Call operation of Kennel 15 IMPORTANT, I live IN A Community That is Considere drug AREA, WITH people that Stands ON Corners. Etc. With A Record of Many drug ARREST and CrinEs, A 70 old lAdy was RAPE IN hER HOME 5 OR 6 houses across The Street from ____ ME Two month ago. if ShE had A few dog Maybe

The people would not have come in yord. I would like To KEEP my dogs for this REASON SINCE ONLY WOMEN LIVE hERE.

hereby DENIED; and,

Hard Ship And Practical Difficulty
91-174-SPH

3. Storage Motor Vehicles Are Two
placed That I teep ladder, Tool,
Machinery, Tarden Equiptment etc.
if you don't put your Equiptment
IN Storage people will Steal Every
Thing you use. I don't know of any
Thing They will not Steal.

4. Open dump that I imagine that is
being Refered To is Mulch that I
have on A AREA That is very low an
water stand there when it rain And Mulch
KEEP Soil Rich and I use mulch in my
arranged which serve for Two Wonderful
purposes

5. I don't know what is Called junkyard

I recycle Small amount of Things I usually

get \$7.50@ A bag A month. I have Receipts.

6 all unlicensed Vehicles is gone except

3 which have also planned to Take This

CENTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towns, Marrised

District 12th

Posted for: Special Hearing

Posted for: Martha A. Gilli's

Petitioner: Martha A. Gilli's

Location of property: NE/5 Aron John Rd. + NW/5 Raywe Aro

205 Aron Jake Aro

Location of Signs: Touring Aron John Rd. apprex. 6' Fr. rood way, or

Property of Pati twin

Remarks:

Date of return: 12/14/90

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Poom 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towser. Maryland 21204 as follows:

Pattion for Special Hearing Case number: 91-174-SPH NW/S Raymo Avenue, 400 NE centerline of Avondale Foad

#305 Avondale Road
#305 Avondale Road
12th Election District
7th Councilmanic
Petitioner(s):
Martha Azalee Gillis
Hearing Date: Thursday
Dec. 27, 1990 at 10:30 a.m.

Special Hearing: to approve the nonconforming use of two residential trellers and a kennel.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,

S. Zehe Olm

\$ 32.03

Ingt Know of TRailers bring in AREA Jones Jones Grant Regarders Bellers Bellers De Jones Grant Regarders Regarders Bellers Regarders Bellers Regarders Bellers Regarders 304/2 Avandale Rd. Alafunk Jard 27 years Delmus A. Stemmons 301 AVONDATE Rd. Alafunk Jard 27 years Potential A. Cone/ins 8/2 Reak Ro 21221 & Jean

Beginning on the northwest side of Rayme Avenue,

30 feet wide, at the distance of 400 feet northeast

the constraine of Avendale Road. Not being part of
a recorded recorded subdivision but constaining

27 acras in the 12th Election District and
also known as 305 Avendale Road.

Baltin
Zoning
Office
Towse
(301) &
J. Rob
Zoning (

CERTIFICATE OF PUBLICATION

Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

(301) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Balti

nore County, by authority of the Zon

ing Act and Regulations of Baltimore

the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue 107 Towson, Maryland 21204 as

Petition for Special Hearing CASE NUMBER: 91-174-SPH

NW/S Raymo Avenue, 400' NE centerline of Avendale Road

(#305 Avondale Road) (#305 Avondale Road) 12th Election District 7th Councilmanic District Petitioner(s): Martha Azalee Gillis

at 10:30 a.m. Special Hearing to approve the

nonconforming use of two residential trailers and a kennel.

J. ROBERT HAINES

DECEMBER 27, 1990

ounty will hold a public hearing on

November 29, 19 90

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing Case #91-174-SPH - P.O. #0108953 - Req. #M47747

57 lines @ \$28.50

The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for ONE successive weeks before the 30th day of November 1990; that is to say, the same was inserted in the issues of November 29, 1990.

Kimbel Publication, Inc.

per Publisher

#10

CRITICAL AREA

9.1-174-SP+

Beginning for the same on the northwest side of a 10 foot right-of way leading to Raymo Road at a point on the 7th or last line of the 0.809 acre tract of land which by deed dated July 7, 1948 and recorded among the Land Records of Baltimore County in Liber TBS 1673, folio 353 was conveyed by Thomas E Shenton and wife to William Wyatt and wife, said point of beginning being north 31 degrees 45 minutes 10 seconds east 23.63 feet from the beginning of said 7th line and thence running with and binding on part of the 7th line north 31 degrees 45 minutes 10 seconds east 155 feet along the northwest side of said 10 foot right-of-way; thence running for a new line of division south 58 degrees 14 minutes 50 seconds east 10 feet to the southsast side of said 10 foot right-of-way; and thence continuing the same direction south 58 degrees 14 minutes 50 seconds east 53.91 feet to intersect the 3rd or south 33 degree 40 minute west 237.60 foot line of the 0.809 acre above referred to; thence running with and binding on part of the 3rd line, on the 4th line and on part of the 5th lines in said deed as follows: - South 33 degrees 40 minutes west 54.59 feet to the end of the 3rd line, south 20 degrees 20 minutes east 59.57 feet to the end of the 4th line and south 34 degrees 32 minutes 30 seconds west 63.91 feet to the end of the 3rd line of that parcel of land which by deed dated June 19, 1950 and recorded among the Land Records of Baltimore County in Liber TBS No. 1855, folio 464 was conveyed by William Wyatt, et al.,

to Thomas H. Allmond, et al; and thence running and binding reversely on said 3rd line north

58 degrees 14 minutes 50 seconds west 95.97 feet to the southeast side of the 10 foot right-of-way above referred to and continuing the same direction north 58 degrees 14 minutes 50 seconds

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

DATE: [2. | 11 96

Mrs. Martha Azalee Gillis 305 Avondale Road Baltimore, Maryland 21222 Dennis F. Rasmus County Exect

Petition for Special Hearing
CASE NUMBER: 91-174-SPH
NW/S Raymo Avenue, 400° NE centerline of Avondale Road
(#305 Avondale Road)
12th Election District - 7th Councilmanic
Petitioner(s): Martha Azalee Gillis
HEARING: THURSDAY, DECEMBER 27, 1990 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$ \$5.53 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

Baltimore County
Zoning Commission
County Office Building
111 West Chesapeake Aven

01 / 14 / 91

receip

Record Status: A (V=void) Fee Type No.: 080

Amount: \$ 85 . 53 Date entered: 12 / 27 / 90 (mmddyy)

Please Make Checks Payable To: Baltimore County

Paid: Y (Y=yes, N=no) Receipt / Case No: M9100535

View Fee Record

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

PUBLIC HEARING FEES

O30 -SPECIAL HEARING (IRL)

LAST NAME OF OWNER: GILLIS

PUBLIC STATE

Account: R-001-6150
Number

NO 3391

Account: R-001-6150
Number

PUBLIC HEARING (IRL)

1 X \$35.00

TOTAL: \$35.00

04A04#0017MICHRC 8A C002:52PM09-12-90 vable to: Baltimore County

- 32FHU7-12-70

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

November 13, 1990

NOTICE OF HEARING

Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 91-174-SPH
NW/S Raymo Avenue, 400' NE centerline of Avondale Road
(#305 Avondale Road)
12th Election District - 7th Councilmanic
Petitioner(s): Martha Azalee Gillis
HEARING: THURSDAY, DECEMBER 27, 1990 at 10:30 a.m.

Special Hearing to approve the nonconforming use of two residential trailers and a kennel.

J. ROBERT HAINES
Zoning Commissioner of
Bartimore County

cc: Martha Azalee Gillis

MICAL AREA #104 Baltimore County Zoning Office Towson, Maryland 21204

* * * * * CORRECTION NOTICE* * PAGE 1 OF 2 ELECTION DISTRICT: 12th CASE NUMBER C-90-2850

LOCATION: 305 AVONDALE ROAD

DEAR MARTHA AZALEE GILLIS: PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING

CORRECTION IS REQUIRED:

(X) REMOVE ALL INOPERATIVE MOTOR VEHICLES (X) REMOVE ALL UNLICENSED VEHICLES WHICH DO NOT MEET ALL OF THE FOLLOWING CONDITIONS:

1. LIMITED TO ONE VEHICLE PER DWELLING PER YEAR 2. MUST BE PARKED IN A DRIVEWAY OR OFF-STREET PARKING AREA AND IF IN THE REAR YARD AT LEAST 8 FEET FROM THE THE PROPERTY LINE 3. VEHICLE OWNER MUST RESIDE ON THE CAMBOS PROPERTY 4. VEHICLE IS NOT TO BE USED/DISMANTLED FOR PARTS 5. OUTSIDE STORAGE IS LIMITED TO 15 DAYS PER YEAR UNLESS EXTENDED BY THE ZONING COMMISSIONER J. Robert Haines - 109 County ZONING COMMISSIONER J. 887 - 3353

(X) CEASE THE OPERATION OF A JUNKYARD (X) CEASE THE OPERATION OF AN OPEN DUMP - 18 cure of ground

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-8091. FAILURE TO COMPLY BY JULY 11, 1990, WILL RESULT IN, THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

PALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Zoning Advisory Committee Meeting

FROM: Robert W. Bowling, P.E.

Group comments.

for October 2, 1990

section on a 60-foot right-of-way.

TO: Zoning Advisory Committee DATE: October 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 33 (revised), 73, 94, 99, 101, 102, 103, 104, 105, 106, 108, 110, 111 and 112.

Item 107 is subject to the previous County Review

For Item 109, a County Review Group Meeting is required. Church Lane is to be improved as a 40-foot paving

Robertw. Bowling

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

INSPECTOR: CRAIG MCGRAW Ell him I's mode Nepsint nent 7-20-90 11:45 special learns

DATE: 6/11/90

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

October 3, 1990

Dennis F. Rasmussen County Executive

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 73, 94, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, & 112.

> Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF/jw

ZUTANG OFFICE

RECEIVED

CRITICAL AREA #104 ZONE ENFORCEMENT Baltimore County Zoning Office Towson, Maryland 21204

* * * * * CORRECTION NOTICE* * PAGE 2 OF 2

ELECTION DISTRICT: 12th CASE NUMBER C-90-2850

LOCATION: 305 AVONDALE ROAD

DEAR MARTHA AZALEE GILLIS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING

CORRECTION IS REQUIRED:

REMOVE HOUSE TRAILERS CEASE THE OPERATION OF A KENNEL

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-8091. FAILURE TO COMPLY BY JULY 11, 1990, WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: CRAIG MCGRAW

DATE: 6/11/90

JED:jw

Enclosures

- 111 West Chesapeake Avenue

Mrs. Martha Azalee Gillis

305 Avondale Road

Dear Mrs. Gillis:

requested zoning.

scheduled accordingly.

Baltimore, MD 21222

Towson, MD 2120 i

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

Baltimore County Covernment

Zoning Commissioner Office of Planning and Zoning

December 13, 1990

RE: Item No. 104, Case No. 91-174-SPH

Zoning Plans Advisory Committee

Petitioner: Martha Azalee Gillis

Petition for Special Hearing

The Zoning Plans Advisory Committee has reviewed the plans submitted

with the above referenced petition. The following comments are not

intended to indicate the appropriateness of the zoning action

requested, but to assure that all parties are made aware of plans or

problems with regard to the development plans that may have a bearing

on this case. Director of Planning may file a written report with the

Zoning Commissioner with recommendations as to the suitability of the

Enclosed are all comments submitted from the members of the Committee

at this time that offer or request information on your petition. If

similar comments from the remaining members are received, I will

forward them to you. Otherwise, any comment that is not informative

will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS

REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

111 West Chesapeake Avenue Towson, MD 21204

887-3353

887-3353

Your petition has been received and accepted for filing this

J. ROBERT HAINES ZONING COMMISSIONER

Received By:

Petitioner: Martha Azalee Gillis Petitioner's Attorney:

3rd day of October, 1990.

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500 Paul H. Reineke

OCTOBER 9, 1990



J. Robert haines Zoning Conmissioner Office of Flanning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: MARTHA AZALEE GILLIS #305 AVONDALE ROAD Location:

Item No.: 104 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Zoning Agenda: OCTOBER 2, 1990

7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Pat Keller, Deputy Director Office of Planning and Zoning

DATE: October 2, 1990 J. Robert Haines Zoning Commissioner

SUBJECT: Martha Azalee, Item No. 104

The Petitioner requests a Special Hearing to approve the non-conforming use of two residential trailers and a kennel. In reference to the Petitioner's request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM104/ZAC1

comments.

RECEIVED

HALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE September 28, 1990 J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C 2 B ZONING ITEM #: #104 PROPERTY OWNER: Martha Azalee Gillis LOCATION: NW/S Raymo Avenue, 400' NE centerline of Avondale Road (#305 Avondale Road) ELECTION DISTRICT: 12th COUNCILMANIC DISTRICT: 7th A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING: () PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED. () RAMPS (degree slope) () PARKING LOCATION () CURB CUTS () SIGNAGE

() NUMBER PARKING SPACES () BUILDING ACCESS

PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.

SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED. () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE

TO COMPLY TO NEW USE REQUIREMENTS. May be

(★) STRUCTURE ES SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

OTHER - Units classified as Mobile under State laws, may not, under Section 621.1 of the Baltimore County Building Code be mounted on a permanent foundation and be called a structure or building as they(SEE BELOW)**
PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

are not constructed in compliance to the Building Code but a lesser mobile unit regulation. Units labeled by the State as modular structures not mobile units do meet building code requirements and are acceptable on approved foundations.(see back

EFFECTIVE: January 29, 1989 T TSECTION: \$18.5 "--COMMUNICATION IN AREAS_SUBJECT TO FLOCKING_ Sig.1 AREAS SUBJECT TO INUNDATION BY TIDENATERS:

Whenever building or additions are constructed in areas sunject to inundation by tidewaters, the building's lowest floor (including banament) small be not lower than one (I) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to (lood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

Excaption: Residential Storage Buildings 300 square feet or less.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is more restrictive, shall be constructed so that water will pass through without resulting debris causing demage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sawage, electric gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN:

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

Exception: Buildings in areas designated as "TRINGE" areas by the Department of Public Works. 2. Reconstruction of residential dwelling units shall be governed

by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines Zoning Commissioner

SITE LOCATION

DATE: December 5, 1990

FROM: Mr. Robert W. Sheesley SUBJECT: Petition for Zoning Variance - Item 106 Gillis Property Chesapeake Bay Critical Area Findings

ZONING OFFICE

The subject property is located at 305 Avondale Road. The site is within the Chesapeake Bay Critical Area and is classified as a Resource Conservation Area (RCA).

APPLICANT'S NAME Mrs. Martha Azalee Gillis APPLICANT PROPOSAL

The applicant has requested a Special Hearing to approve "a non-conforming use of 2 residential trailers and a kennel".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

"Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;

Conserve fish, wildlife and plant habitat; and

Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines December 5, 1990 Page 2

REGULATIONS AND FINDINGS

1. Regulation: "After program approval, local jurisdictions shall permit the continuation, but not necessarily the intensification or expansion of any use in existence on the date of program approva)" <COMAR 14.15.02.07>.

Finding: If this use is recognized as a non-conforming use, then its continuation, but not necessarily its intensification shall be

If this use is not recognized as non-conforming then a new site plan shall be required showing the location of the adjacent stream, the existing trees, all impervious surfaces, and the new locations for the trailers and the vehicle parking.

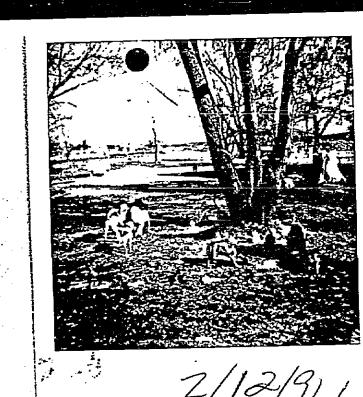
The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

> Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

RWS:DCF:ju Attachment

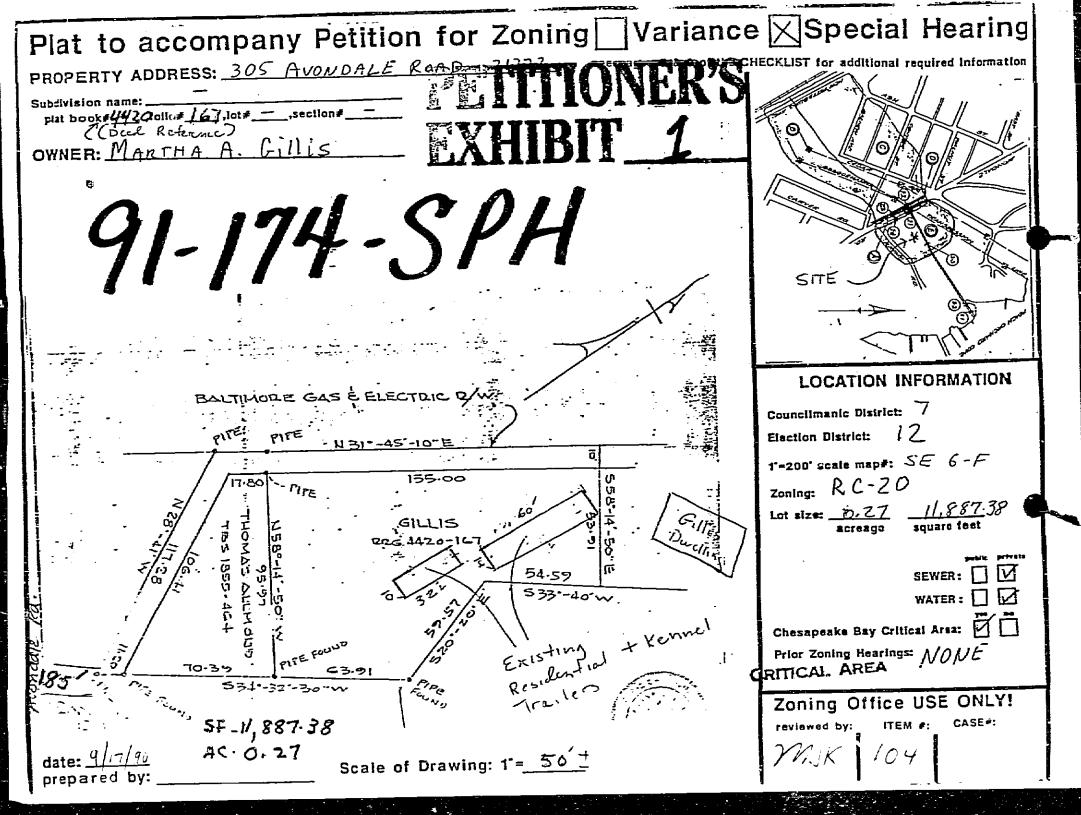
cc: The Honorable Ronald B. Hickernell The Honorable Vincent Gardina The Honorable Donald Mason Mrs. Janice B. Outen Mrs. Martha Gillis



January 1989

MPORTANT MESSAGE WHILE YOU WERE OUT 282 00 WILL CALL AGAIN CALLED TO SEE YOU WANTS TO SEE YOU





NO TITLE SEARCH LIBER 5717 PAGE 588 NO CONSIDERATIONS FEE-SIMPLE DEED-CODE-City or County This Deed, Made this in the year one thousand nine hundred and seventy-six and MARTHA AZALEE GILLIS, his wife in the State of Maryland, of the first part, and of Baltimore County MARTHA AZALEE GILLIS 23.5° ***** 279617d *****2.50 2708170월 #####220 Witnesseth, That in consideration of the sum of Five dollars (\$5.00) and other good and valuable considerations, receipt of which if hereby acknowledged, HENRY GILLIS and MARTHA AZALEE GILLIS grant and convey unto the said MARTHA AZALEE GILLIS, her heirs and assigns, in fee simple, all that lot State of Maryland Baltimore County (12th Election District) / , xforexetd, and described as follows, that is to say:-Beginning for the same on the northwest side of a 10 foot right-of way leading to Raymo Road at a point on the 7th or last line of the 0.809 acre tract of land which by deed dated July 7. 1948 and recorded among the Land Records of Baltimore County in Liber TBS 1673, folio 353 was conveyed by Thomas E Shenton and wife to William Wyatt and wife, said point of beginning being north 31 degrees 45 minutes 10 seconds east 23.63 feet from the beginning of said 7th line and thence running with and binding on part of the 7th line north 31 degrees 45 minutes 10 seconds east 155 feet along the northwest side of said 10 foot right-of-way, thence running for a new line of division south 58 degrees 14 minutes 50 seconds east 10 feet to the southcast side of said 10 foot right-of-way; and thence continuing the same direction south 58 degrees 14 minutes 50 seconds east 53.91 feet to intersect the 3rd or south 33 degree 40 minute west 237.60 foot line of the 0.809 acre above referred to; thence running with and binding on part of the 3rd line, on the 4th line and on part of the 5th lines in said deed as follows: - South 33 degrees 40 minutes west 54. 59 feet to the end of the 3rd line, south 20 degrees 20 minutes east 59.57 feet to the end of the 4th line and south 34 degrees 32 minutes 30 seconds west 63.91 feet to the end of the 3rd line of that parcel of land which by deed dated June 19, 1950 and recorded among the Land Records of Baltimore County in Liber TBS No. 1855, folio 464 was conveyed by William Wyatt, et al., to Thomas H. Allmond, et al; and thence running and binding reversely on said 3rd line north 58 degrees 14 minutes 50 seconds west 95.97 feet to the southeast side of the 10 foot right-of-way above referred to and continuing the same direction north 58 degrees 14 minutes 50 seconds west 10 feet to the place of beginning. BEING a portion of that parcel of ground which, by Deed dated February 3rd, 1965 and recorded among the Land Records of Baltimore County in Liber RRG No. 4420 Folio 167 was granted and conveyed by Leona Wyatt Smith to Henry Gillis and Martha Gillis, his wife. TRANSFER TAX NOT REQUIRED